



200306200144

Skagit County Auditor

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2 3:12PM

AFTER RECORDING MAIL TO:

Name FLOYD G. HAGMAN

Address 1811 WINDSOR DR

City, State, Zip MOUNT VERNON, WA 98273

00074305

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

## BARGAIN AND SALE DEED

74305E

THE GRANTOR EMMANUEL BAPTIST CHURCH OF MOUNT VERNON, A WASHINGTON NON-PROFIT CORPORATION for and in consideration of Forty-Two Thousand And 00/100 Dollars (\$42,000.00), in hand paid, bargains, sells, and conveys to FLOYD G. HAGMAN and DOROTHY M. HAGMAN, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof.

Abbr. Legal: Lot 42, College Heights, per plat Vol. 7, Pages 101-102

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. Also excepted are paragraphs A and B of Schedule B-1, First American Title Order No. 74305.

See Exhibit A for Reservation of Right of First Refusal and limitation on warranties against encroachments.

Assessor's Property Tax Parcel/Account Number(s): P52535

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated this 16th day of June, 2003.

#2996  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

EMMANUEL BAPTIST CHURCH OF MOUNT VERNON

ERNIE WARD

JUN 20 2003

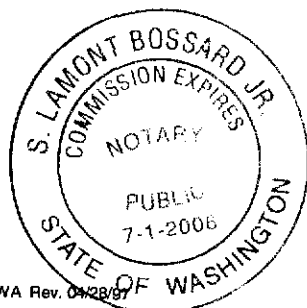
Amount Paid \$ 747.60  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that ERNIE WARD is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the CHAIRMAN OF THE BOARD OF OVERSEERS of EMMANUEL BAPTIST CHURCH OF MOUNT VERNON to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: JUNE 14, 2003.



Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 7/1/2006

Exhibit A

Lot 42, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, Pages 101 and 102, records of Skagit County, Washington, EXCEPT those portions described as follows:

1. Beginning at the most Easterly corner of said Lot 42; thence South 40 degrees 30' 30" West, along the Southeasterly line of Lot 42, a distance of 131.77 feet; thence North 44 degrees 36' 31" West, a distance of 16.21 feet; thence North 47 degrees 34' 15" East, a distance of 131.38 feet to the point of beginning.
2. Beginning at the most Westerly corner of said Lot 42; thence North 54 degrees 23' East 61.60 feet along the Northwestern line of said Lot 42; thence South 30 degrees 54' 41" East 141.49 feet to the most Westerly corner of that tract described in Quit Claim Deed to Floyd and Dorothy Hagman recorded under Auditor's File No. 784121; thence South 44 degrees 36' 31" East 16.21 feet along the Southwesterly line of said Hagman Tract to the Southeasterly line of said Lot 42; thence South 40 degrees 30' 30" West 54.11 feet to the most Southerly corner of said Lot 42; thence North 35 degrees 37' West 170.00 feet along the Southwesterly line of said Lot 42 to the point of beginning.

ADDITIONAL RESERVATIONS AND LIMITATIONS ON DEED

Grantor does not warrant title in respect to any encroachments on the subject property from adjoining parcels including but not limited to any encroachment of driveways from Lot 41 or a portion of Lot 43 of College Heights Addition to Mount Vernon.

Grantor Emmanuel Baptist Church, a Washington non-profit corporation, does hereby retain and the Grantee does hereby give a permanent right of first refusal to acquire the property in the event that the Grantee or any subsequent owner shall desire to sell or otherwise dispose of the subject property at any time hereafter. Notice of any proposed purchase offer shall be delivered to Emmanuel Baptist Church. EBC shall have 20 calendar days from date of delivery of notice of the terms and conditions of the purchase offer to exercise its right of first refusal to reacquire the property under the same terms and conditions. Notice under this provision shall be made by personal delivery to the Senior Pastor or Chairman of the Board of Overseers in order to commence the time period for a response to the right of first refusal. This right of first refusal shall be effective as long as Emmanuel Baptist Church shall be the owner of property adjoining the subject property.



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